Growth Management Strategies

Annexation and Non-Development Agreements

Growth Management Tools

- Subdivision Regulations (City Limits & ETJ)
  - Provide for
    - Developer Funding of Public Infrastructure
    - Storm Water Mitigation
    - Tree Preservation
  - Does not address:
    - Intensity/Density of Development
    - Development Types or Uses (Zoning)
    - Building Codes
    - Dark Sky Ordinances

Growth Management Tools

- Zoning Regulations (City Limits Only)
  - Provides:
    - Community review/approval of proposed uses
    - Surrounding/Affected property owner input
- Building Codes (City Limits Only)
  - Provides:
    - Health/Life Safety protections
    - Construction Quality Standards
    - Property Maintenance Standards

Growth Management Areas

- Within the City Limits
  - Mostly built out (limited frontage along roadways)
  - Due to current City Limits, easy for developers to bypass City regulations by relocating a short distance, or pushing to back of property
- Within the ETJ
  - Mostly undeveloped, or actively being developed
  - Few regulations on new development
  - Most at risk for exploitive/irresponsible growth

Additional Growth Management Tools

- Annexation
  - Extend the City's Zoning & Building Codes to cover areas with high development potential
    - Allows community input and influence on new developments and appropriate adjacency for land uses
- Non-Annexation/Non-Development Agreements
  - Allows Ag-exempt properties to delay annexation until property development occurs
    - Provides for annexation at the time the owners decide to develop
    - Ranch land stays ranch land, until owner chooses otherwise

Proposed Annexation Priorities

- **No. 1:** Annex large tracts of adjacent land with high near-term development potential
  - Ensures quality development
  - Mitigates negative impacts on current residents
- **No. 2:** Annex commercial properties
  - Ensures quality development
  - Enhances commercial business by providing City services such as police protection
  - Reduces tax burden on residential properties by expanding the commercial tax base

Proposed Annexation Priorities

- Avoid Annexation of existing residential neighborhoods
  - Residents may be opposed to annexation
  - Already developed, so growth/quality management not a factor
  - Usually revenue neutral

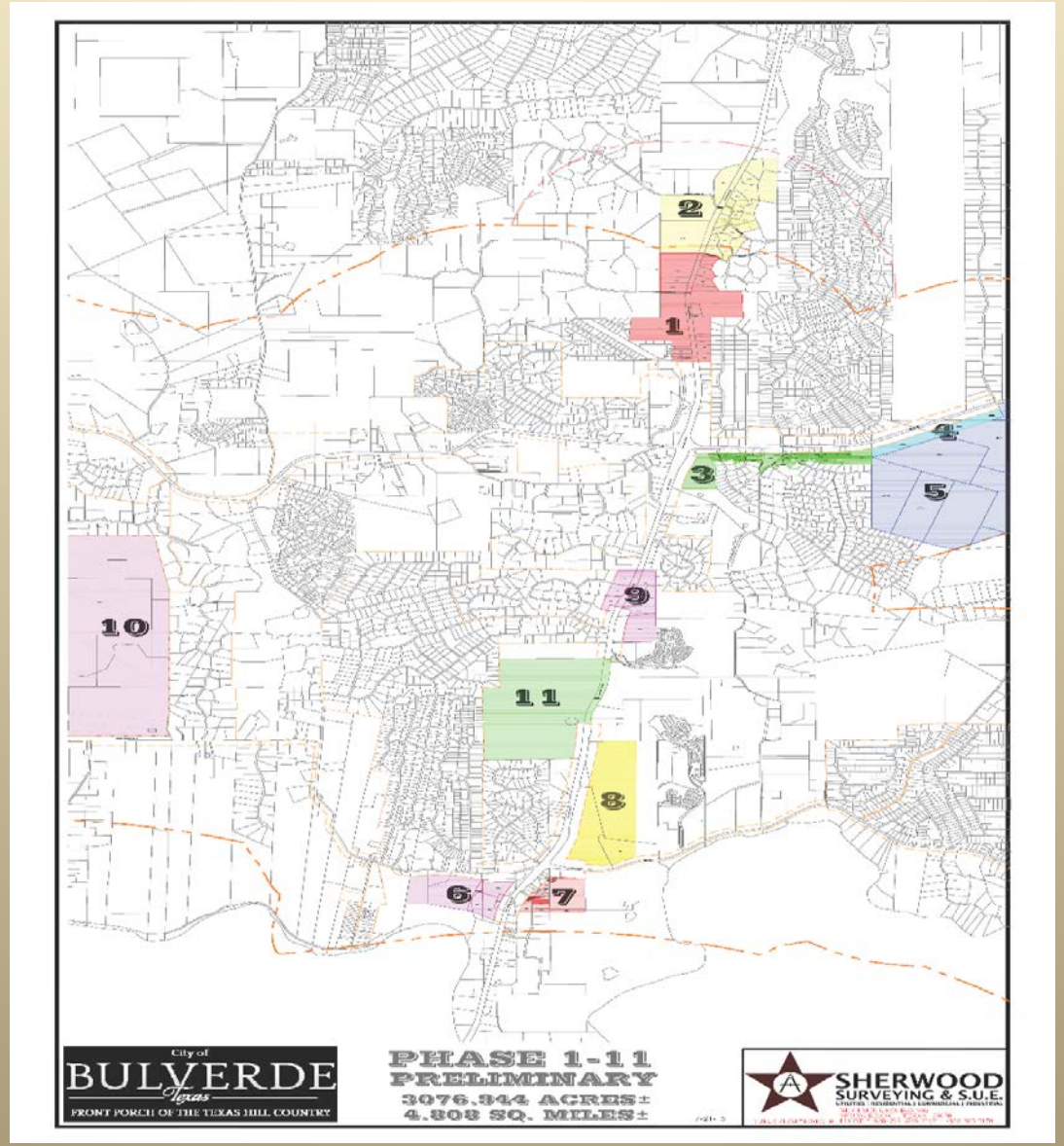
Annexation Areas

BULVERDE CITY LIMITS

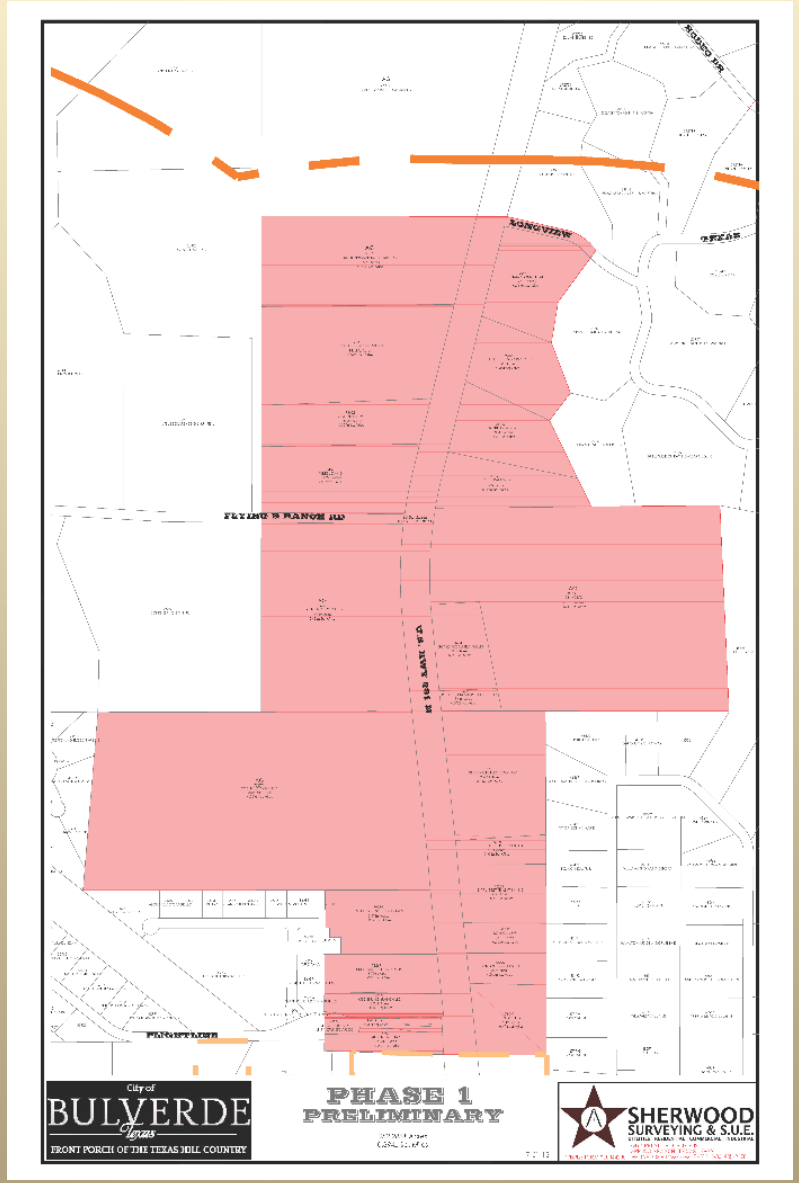
Phases 1-11

SHERWOOD
SURVEYING & S.U.E.
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL

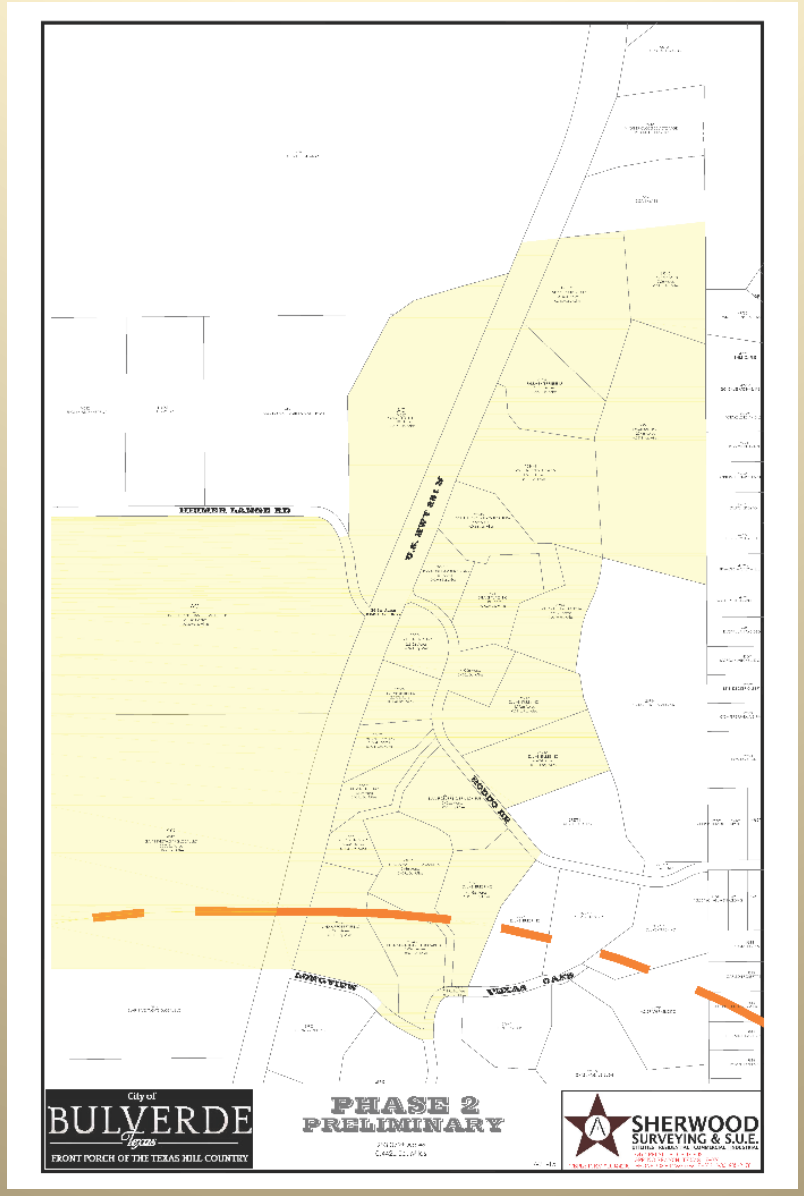
Overall


2
1
4
3
5
10
9
11
8
6
7
City of
BULVERDE
Texas
FRONT PORCH OF THE TEXAS HILL COUNTRY
PHASE 1-11
PRELIMINARY
3076.344 ACRES±
4.808 SQ. MILES±
SHERWOOD
SURVEYING & S.U.E.

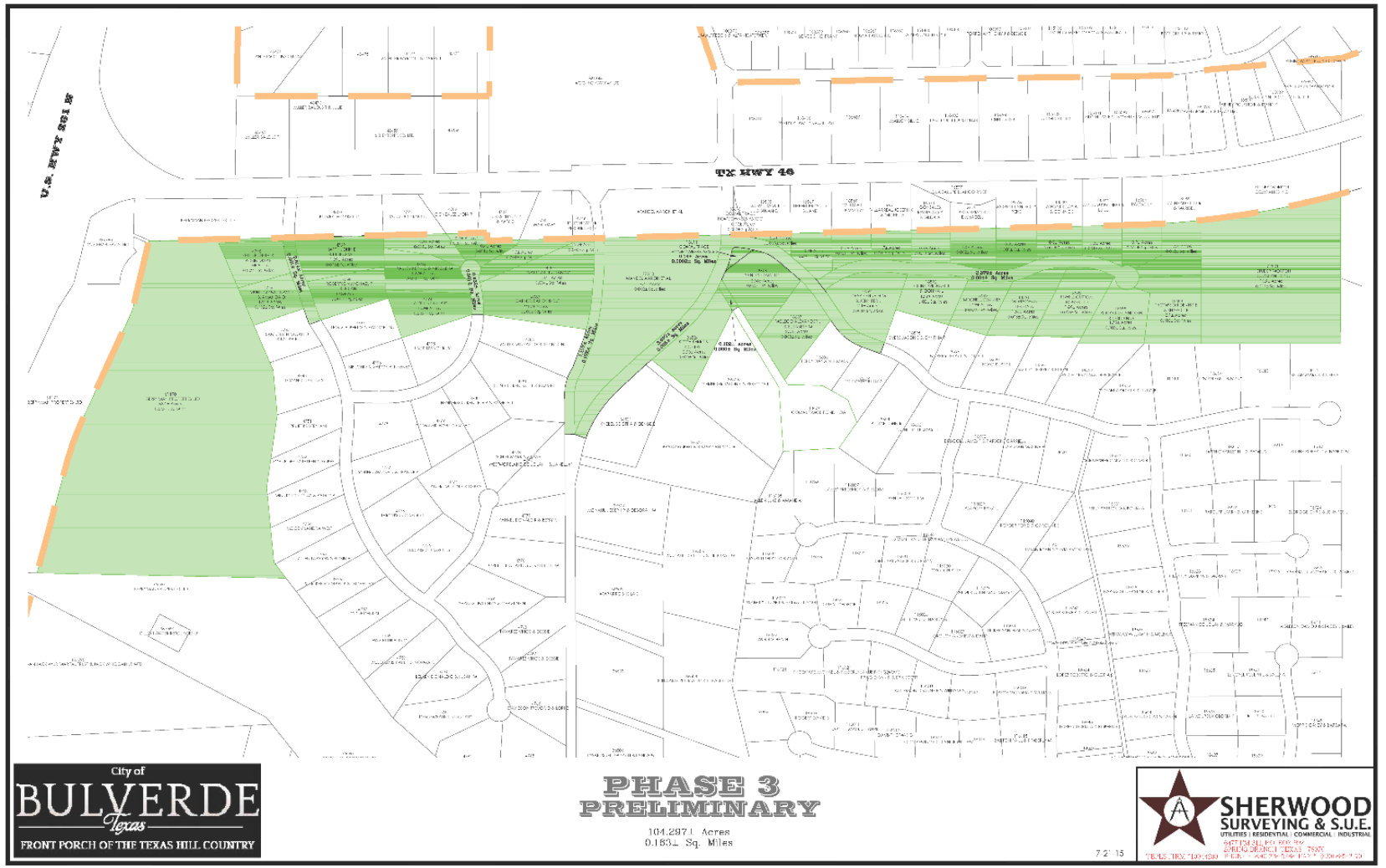
Phase 1


City of
BULVERDE
Texas
FRONT PORCH OF THE TEXAS HILL COUNTRY
PHASE 1
PRELIMINARY
SHERWOOD
SURVEYING & S.U.E.

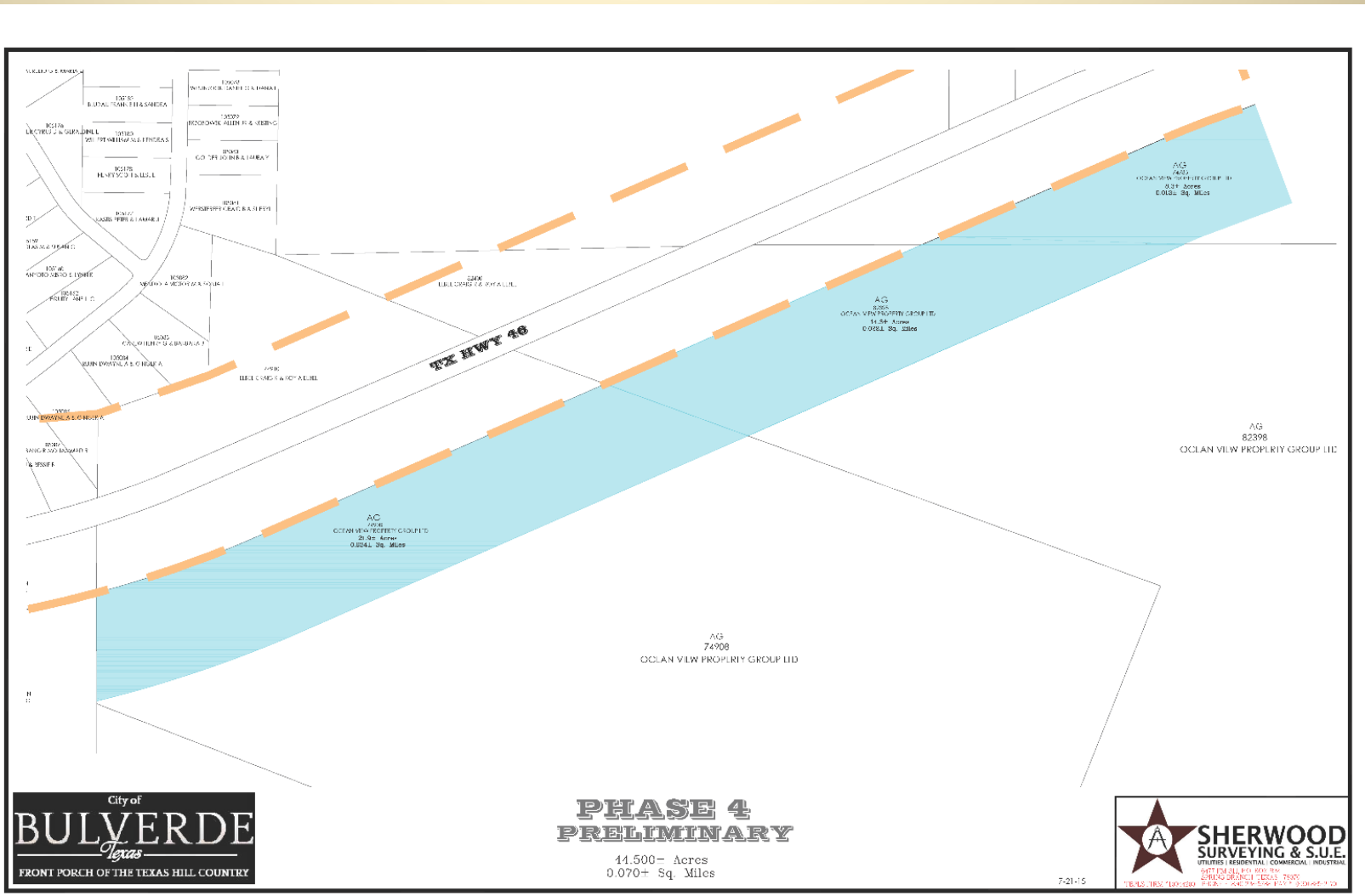
Phase 2


City of
BULVERDE
Texas
FRONT PORCH OF THE TEXAS HILL COUNTRY
PHASE 2
PRELIMINARY
SHERWOOD
SURVEYING & S.U.E.

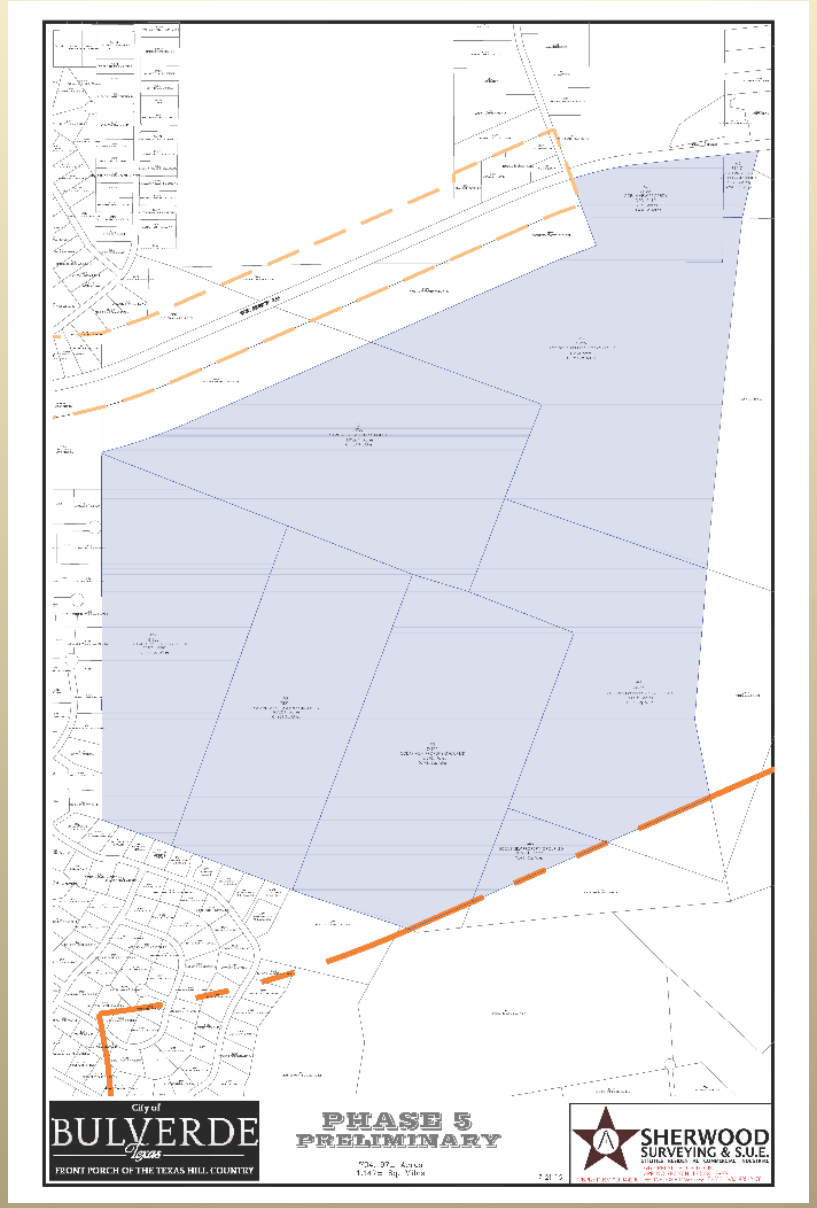
Phase 3


U.S. HWY 281
TX HWY 46
City of
BULVERDE
Texas
FRONT PORCH OF THE TEXAS HILL COUNTRY
PHASE 3
PRELIMINARY
104.2971 Acres
0.1631 Sq. Miles
SHERWOOD
SURVEYING & S.U.E.
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL

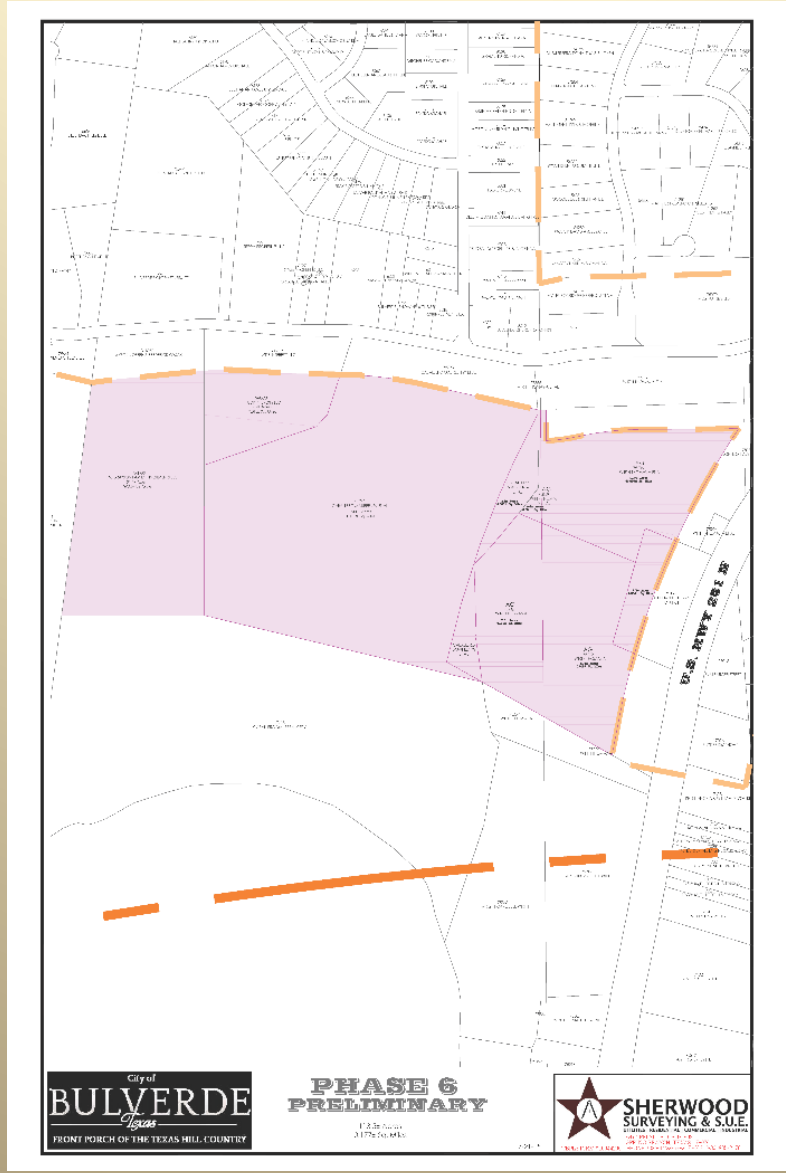
Phase 4


TX HWY 46
AG
82398
OCLAN VIEW PROPERTY GROUP LTD
AG
74908
OCLAN VIEW PROPERTY GROUP LTD
AC
OCEAN VIEW PROPERTY GROUP LTD
City of
BULVERDE
Texas
FRONT PORCH OF THE TEXAS HILL COUNTRY
PHASE 4
PRELIMINARY
11.500± Acres
0.070± Sq. Miles
7-21-15
SHERWOOD
SURVEYING & S.U.E.
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL

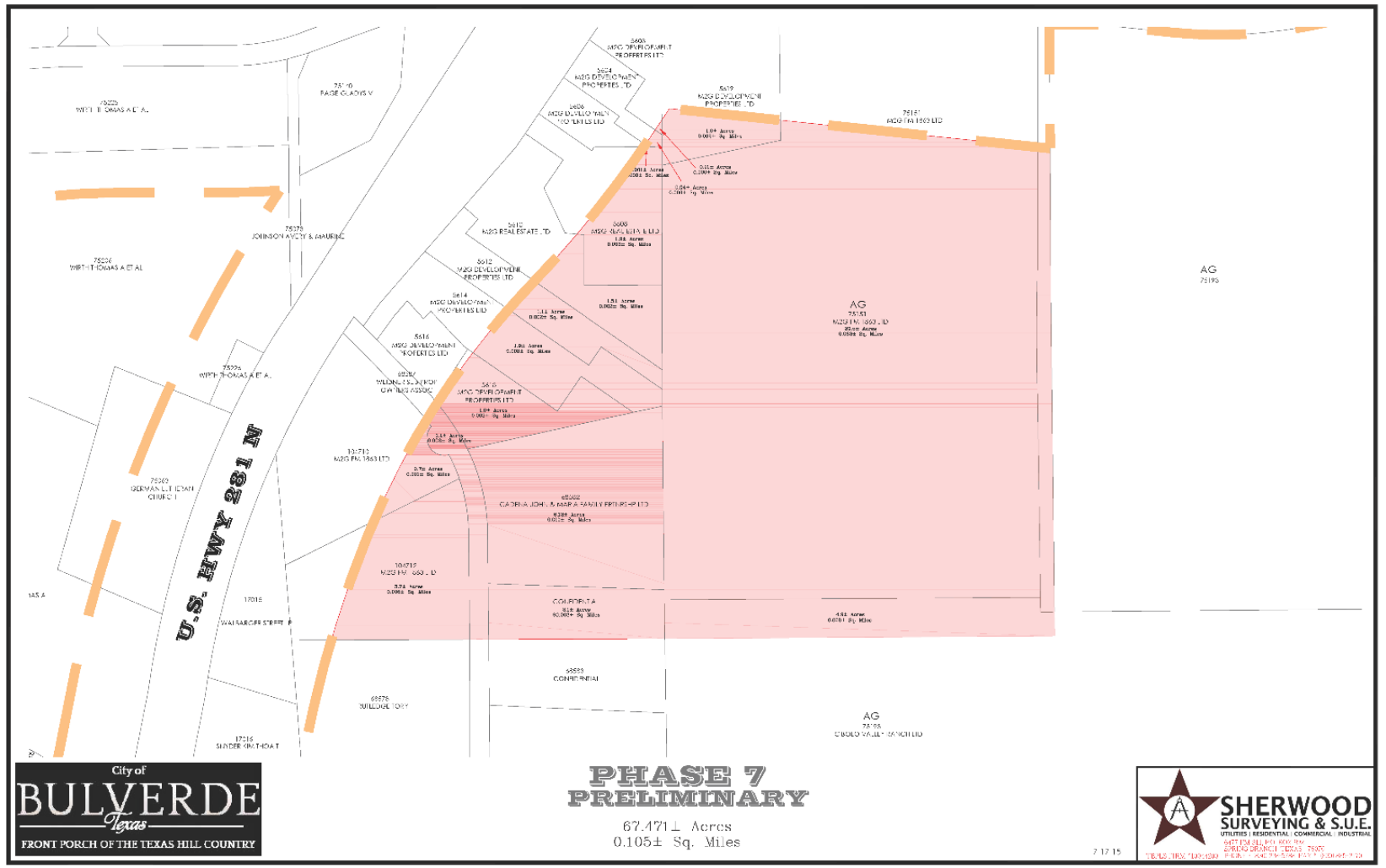
Phase 5


City of
BULVERDE
Texas
FRONT PORCH OF THE TEXAS HILL COUNTRY
PHASE 5
PRELIMINARY
SHERWOOD
SURVEYING & S.U.E.

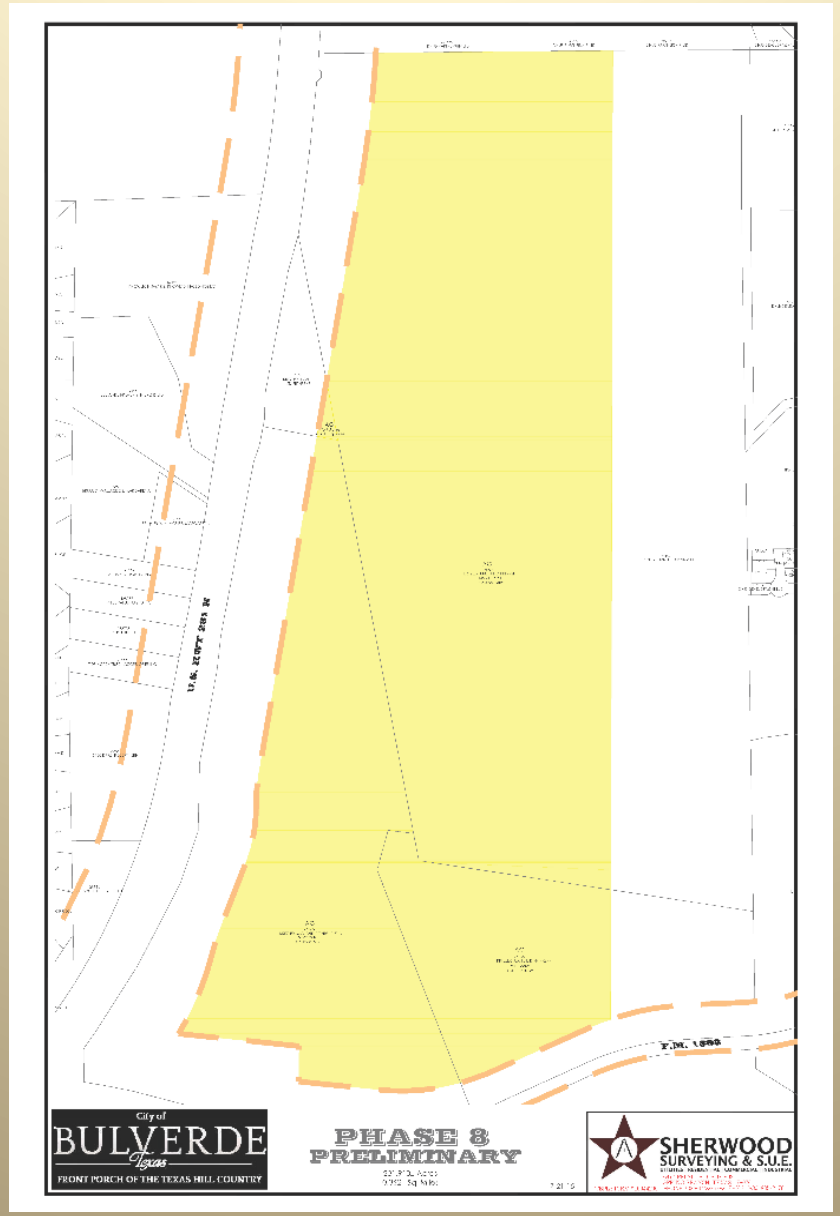
Phase 6


City of
BULVERDE
Texas
FRONT PORCH OF THE TEXAS HILL COUNTRY
PHASE 6
PRELIMINARY
SHERWOOD
SURVEYING & S.U.E.

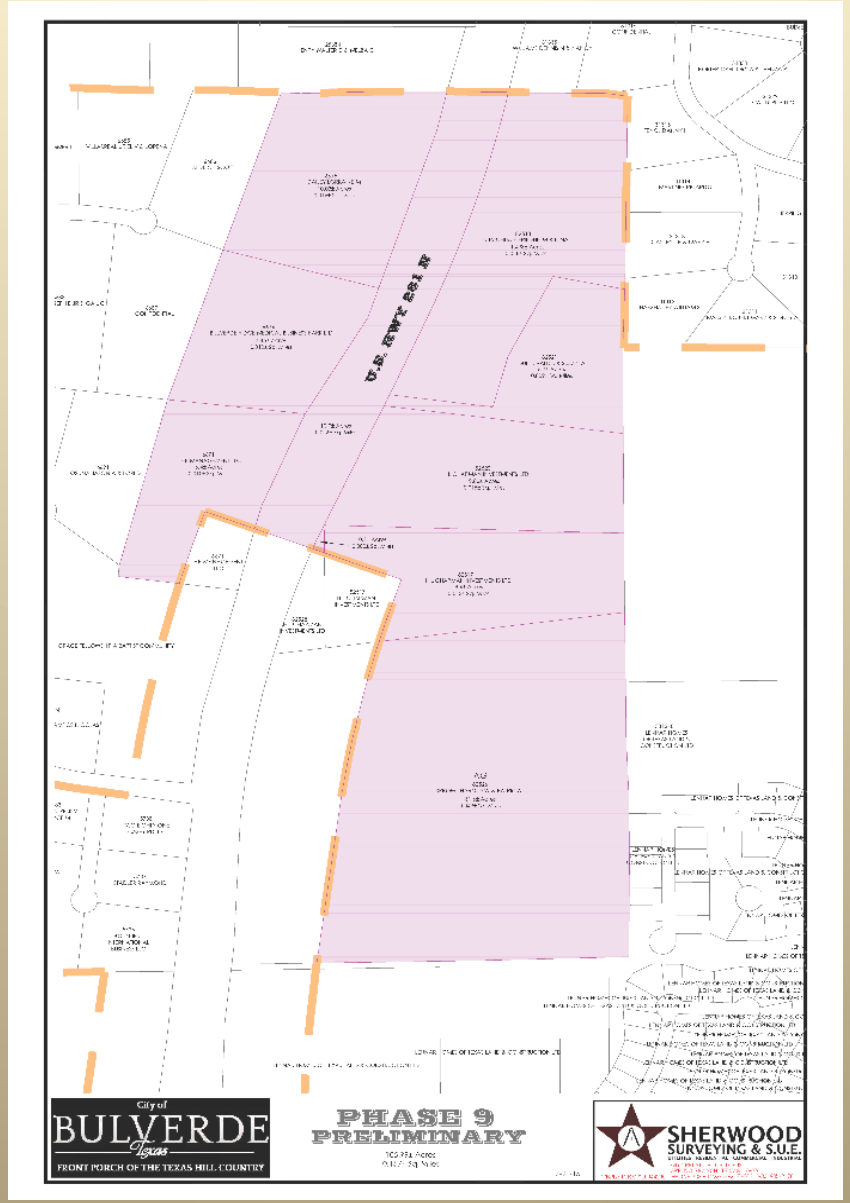
Phase 7


U.S. HWY 281 N
AG
AG
AG
City of
BULVERDE
Texas
FRONT PORCH OF THE TEXAS HILL COUNTRY
PHASE 7
PRELIMINARY
67.471± Acres
0.105± Sq. Miles
SHERWOOD
SURVEYING & S.U.E.
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL

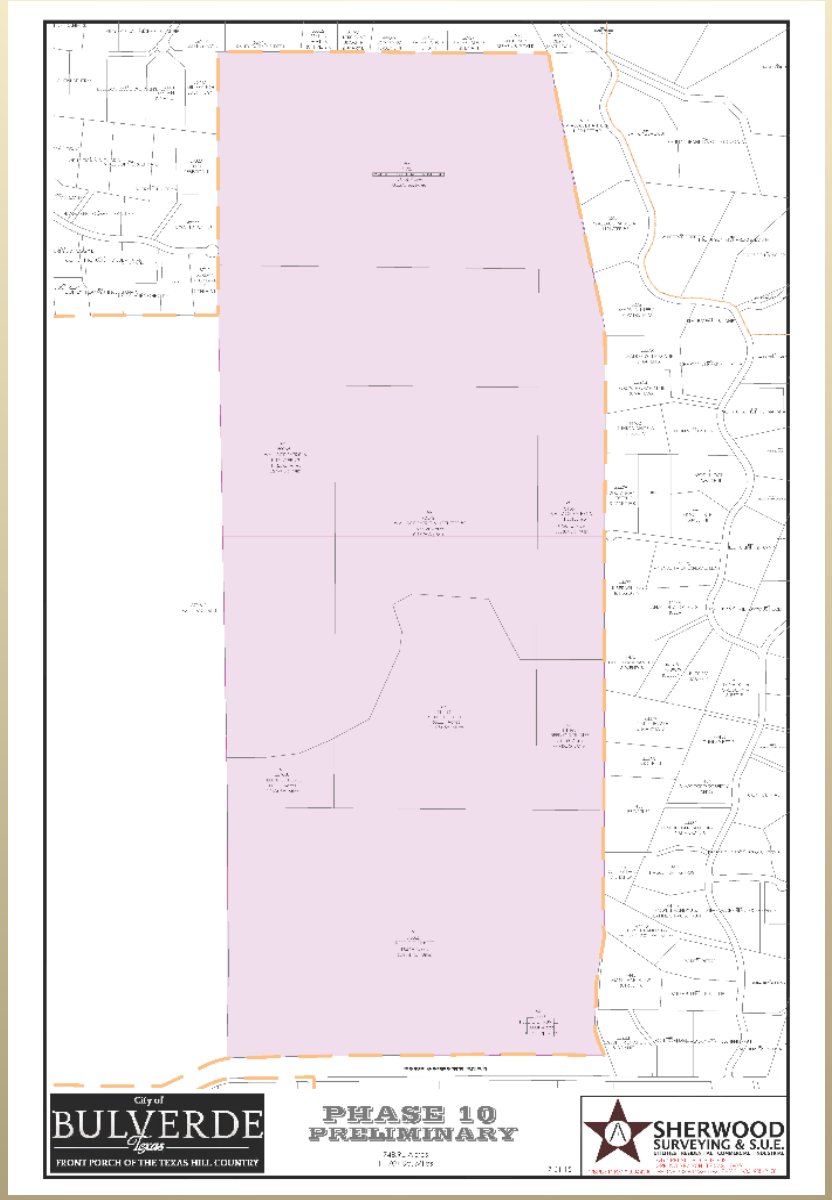
Phase 8


City of
BULVERDE
Texas
FRONT PORCH OF THE TEXAS HILL COUNTRY
PHASE 8
PRELIMINARY
SHERWOOD
SURVEYING & S.U.E.

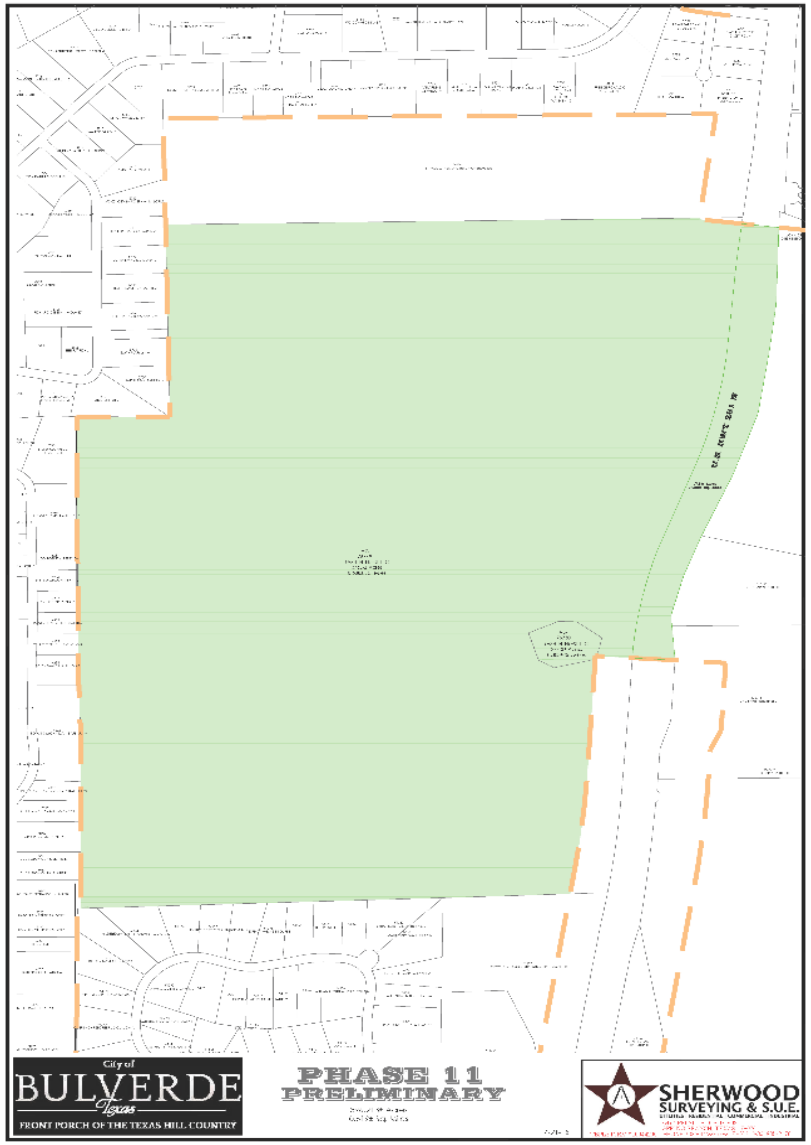
Phase 9


U.S. HWY 281 N
City of
BULVERDE
Texas
FRONT PORCH OF THE TEXAS HILL COUNTRY
PHASE 9
PRELIMINARY
SHERWOOD
SURVEYING & S.U.E.

Phase 10


City of
BULVERDE
Texas
FRONT PORCH OF THE TEXAS HILL COUNTRY
PHASE 10
PRELIMINARY
SHERWOOD
SURVEYING & S.U.E.

Phase 11


City of
BULVERDE
Texas
FRONT PORCH OF THE TEXAS HILL COUNTRY
PHASE 11
PRELIMINARY
SHERWOOD
SURVEYING & S.U.E.